151.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	858,200 / 858,200
					USE VALUE:	858,200 / 858,200
					ASSESSED:	858,200 / 858,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
374		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CINGOLANI PABLO ESTEBAN &
Owner 2:	ZELMANN RINA
Owner 3:	
Street 1:	374 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZHANG YONGJUN -
Owner 2:	WU JUN -
Street 1:	374 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .105 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 2240 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4553.000	412,900		445,300	858,200
Total Card	0.105	412,900		445,300	858,200
Total Parcel	0.105	412,900		445,300	858,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.13 | /Parcel: 383.13

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	99903
GIS Ref	
GIS Ref	
Insp Date	11/13/08

!11829!

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	412,900	0	4,553.	445,300	858,200		Year end	12/23/2021
2021	101	FV	400,500	0	4,553.	445,300	845,800		Year End Roll	12/10/2020
2020	101	FV	400,600	0	4,553.	445,300	845,900	845,900	Year End Roll	12/18/2019
2019	101	FV	303,200	0	4,553.	417,400	720,600	720,600	Year End Roll	1/3/2019
2018	101	FV	303,200	0	4,553.	345,100	648,300	648,300	Year End Roll	12/20/2017
2017	101	FV	303,200	0	4,553.	317,300	620,500	620,500	Year End Roll	1/3/2017
2016	101	FV	244,100	0	4,553.	289,400	533,500	533,500	Year End	1/4/2016
2015	101	FV	238,000	0	4,553.	283,900	521,900	521,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:11:34

LAST REV

Date	Time
10/25/18	17:03:41
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11829

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZHANG YONGJUN,	68171-571		10/7/2016		705,000	No	No		
PEASE LILLIAN S	47754-327		7/3/2006		450,000	No	No		
	8756-520		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/7/2018	1107	New Wind	4,970	C				
1/6/2017	33	Insulate	2,815	C				
11/3/2011	1418	Re-Roof	4,500					
9/16/1996	473	Manual	10,000					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2008	Meas/Inspect	189	PATRIOT
11/23/1999	Meas/Inspect	263	PATRIOT
7/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	99903
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4553		Sq. Ft.	Site		0	80.	1.22	9									445,272						445,300	

Total AC/HA:	0.10452	Total SF/SM:	4553	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	445,272	Spl Credit		Total:	445,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25344825
Const Adj.:	0.98990101
Adj $ / SQ:	161.303
Other Features:	95700
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	507274
Depreciation:	94353
Depreciated Total:	412921

COMMENTS

OF=TOILET BMT BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

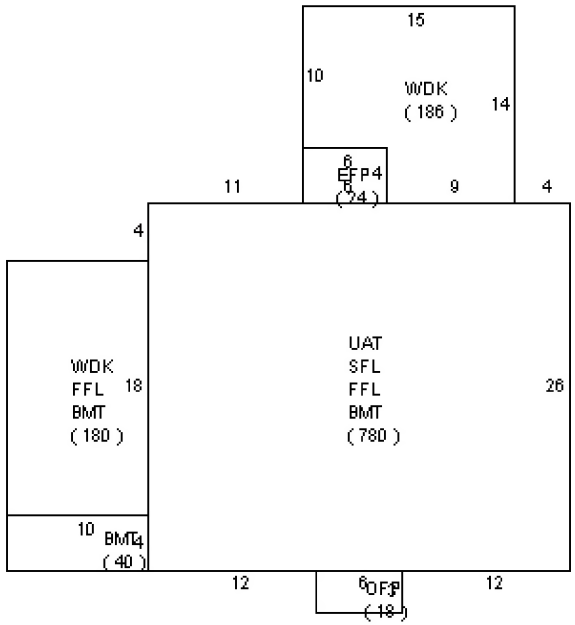
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	177.43
Special Features:	0	Val/Su Net:	123.51
Final Total:	412900	Val/Su SzAd	237.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,000	66.540	66,537
FFL	First Floor	960	161.300	154,851
SFL	Second Floor	780	161.300	125,816
WDK	Deck	366	8.640	3,164
UAT	Upper Attic	195	64.520	12,582
EFP	Enclos Porch	24	71.870	1,725
OFP	Open Porch	18	43.560	784

	Net Sketched Area:	3,343		Total:	365,459
Size Ad	1740	Gross Area	3928	FinArea	2240

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	